128.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	842,300 / 842,300
					USE VALUE:	842,300 / 842,300
					ASSESSED:	842,300 / 842,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROMFIN DANNY/ROWE LINEA
Owner 2:	
Owner 3:	
Street 1:	49 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURVILL LOUISE -
Owner 2:	-
Street 1:	49 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,148 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1548 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6148.000	358,700		483,600	842,300
Total Card	0.141	358,700		483,600	842,300
Total Parcel	0.141	358,700		483,600	842,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.12 | /Parcel: 544.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 82591
GIS Ref:
GIS Ref:
Insp Date: 04/18/18

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	358,800	0	6,148.	483,600	842,400	842,400	Year End Roll	12/18/2019
2019	101	FV	278,200	0	6,148.	453,300	731,500	731,500	Year End Roll	1/3/2019
2018	101	FV	278,200	0	6,148.	374,800	653,000	653,000	Year End Roll	12/20/2017
2017	101	FV	278,200	0	6,148.	344,500	622,700	622,700	Year End Roll	1/3/2017
2016	101	FV	278,200	0	6,148.	314,300	592,500	592,500	Year End	1/4/2016
2015	101	FV	263,100	0	6,148.	308,300	571,400	571,400	Year End Roll	12/11/2014
2014	101	FV	263,100	0	6,148.	286,500	549,600	549,600	Year End Roll	12/16/2013
2013	101	FV	263,100	0	6,148.	272,600	535,700	535,700		12/13/2012

!9980!

PRINT

Date	Time
12/11/20	00:21:12

LAST REV

Date	Time
04/24/18	09:18:48
ekelly	
9980	

USER DEFINED

Prior Id # 1:	82591
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURVILL LOUISE	1237-55		5/25/2001	Family	430,000	No	No		
	547-152		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2012	1	Re-Roof	10,000					
7/23/2004	741	Manual	3,838			G6	GR FY06	install patio door
5/14/2004	368	Wood Dec	8,592	C		G6	GR FY06	20X12
9/23/1996	481	Manual	12,061					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Measured	336	PATRIOT
3/14/2005	Permit Visit	BR	B Rossignol
9/8/2001	MLS	MM	Mary M
12/2/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6148		Sq. Ft.	Site		0	80.	0.98	9									483,552						483,600	

Total AC/HA: 0.14114 | Total SF/SM: 6148 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 483,552 | Spl Credit | Total: 483,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32829452
Const Adj.:	0.98000199
Adj $ / SQ:	169.225
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	440704
Depreciation:	81971
Depreciated Total:	358733

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

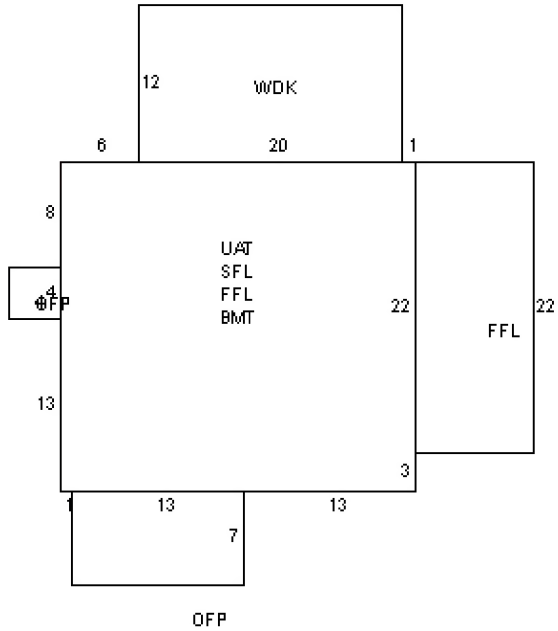
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.15
Special Features:	0	Val/Su Net:	130.96
Final Total:	358700	Val/Su SzAd	231.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	873	169.230	147,733
BMT	Basement	675	50.770	34,268
SFL	Second Floor	675	169.230	114,227
WDK	Deck	240	9.960	2,391
UAT	Upper Attic	169	67.690	11,423
OFP	Open Porch	107	31.280	3,347

Net Sketched Area:	2,739			Total:	313,389
Size Ad	1548	Gross Are	3245	FinArea	1548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	